



**Board of Commissioners of Cook County  
Report of the Zoning and Building Committee**

**Wednesday, July 23, 2014**

**10:00 AM**

**Cook County Building, Board Room, Rm. 569  
118 North Clark Street, Chicago, Illinois**

**SECTION 1**

**ATTENDANCE**

**Present:** Chairman Silvestri, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Tobolski (14)

**Absent:** Vice Chairman Murphy, Commissioners Collins and Moore (3)

**PUBLIC TESTIMONY**

No registered public speakers were present.

**SPECIAL USE/UNIQUE USE**

**14-4110**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Special Use SU 12-02

**Township:** Maine

**County District:** #9

**Property Address:** 8000 W. Ballard Road, Des Plaines, Illinois

**Property Description:** The Subject Property measures 309.20 frontage feet along Ballard Road. It has a depth of 325.88 feet for a total 80,847.4 square feet or 1.86 acres. It is located on the Northwest corner of side of Western Avenue and Ballard Road in Maine Township.

**Owner:** Islamic Food and Nutrition Council of America, 777 Busse Highway, Park Ridge, Illinois 60068

**Agent/Attorney:** John J. Pikarski Jr. of Gordon & Pikarski, 303 W. Madison, Suite 2300, Chicago, Illinois 60606-3308

**Current Zoning:** R-7 General Residence District

**Intended use:** Applicant seeks a Special Use for Unique Use in the R-7 General Residence District for a community center having school, library, offices and incidental prayer use.

**Recommendation:** That the application be granted a one year extension of time.

**Conditions:** None

**Objectors:** None

**History:**

County Board Approval: 09/10/2012

Zoning Board Hearing: 07/02/14

Zoning Board Recommendation date: 07/02/04

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Tobolski (14)

**Absent:** Vice Chairman Murphy, Commissioners Collins and Moore (3)

**VARIATIONS**

**14-3876**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 14-15

**Township:** Stickney

**County District:** 11

**Property Address:** 7050 W 75th St., Chicago, Illinois.

**Property Description:** The Subject Property consists of approximately 0.19 acres, located on the Northeast corner of West 75th Street & South Nottingham Avenue in Stickney Township.

**Owner:** Salvador & Elisa Medina 7050 W 75th St., Chicago, Illinois

**Agent/Attorney:** Isabel Orona 7134 W. 72nd Place, Chicago, Illinois

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-5 Single Family Residence District to: (1) reduce front yard setback from the minimum required 22 feet @ 20% of the lot depth to an existing 20.26 feet and (2) reduce the lot area from minimum required 10,000 square feet to an existing 8,385 square feet to bring the property into conformance to build a detached garage.

**Recommendation:** ZBA Recommendation that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 6/4/2014

Zoning Board Recommendation date: 6/4/2014

County Board extension granted: N/A

**A motion was made by Commissioner Reyes, seconded by Commissioner García that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Tobolski (14)

**Absent:** Vice Chairman Murphy, Commissioners Collins and Moore (3)

**14-3879**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V- 14-10

**Township:** Lyons

**County District:** 17

**Zoning Number:** N/A

**Docket Number:** N/A

**Property Address:** 1351 63rd Place, LaGrange Highlands, Illinois.

**Property Description:** The Subject Property consists of approximately 0.478 acres, located on the South side of 63rd Place approximately 448 feet East of Willow Springs Road in Section 20 of Lyons Township.

**Owner:** James Patricki 1351 63rd Place, LaGrange Highlands, Illinois.

**Agent/Attorney:** None

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-4 Single Family Residence District to reduce the right interior side yard setback from minimum required 15 feet to 3 feet for a detached garage.

**Recommendation:** ZBA Recommendation That the application be granted as amended.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 6/4/2014

Zoning Board Recommendation date: 6/4/2014

County Board extension granted: N/A

**A motion was made by Commissioner Reyes, seconded by Commissioner García that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Tobolski (14)

**Absent:** Vice Chairman Murphy, Commissioners Collins and Moore (3)

**14-3937**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Special Use for Unique Use, SU 14-02

**Township:** Barrington

**County District:** 15

**Property Address:** 15 N 272 Old Sutton Road, South Barrington, Illinois.

**Property Description:** The Subject Property consists of approximately 10.75 acres and is located on the west side of Old Sutton Road, north of Higgins Road in Barrington Township, Unincorporated Cook County.

**Owner:** Steven Spears, 15 N 272 Old Sutton Road in South Barrington, Illinois.

**Agent/Attorney:** Timothy J. Clifton Zukowski, Rogers, Flood & McArdle, 50 N Virginia Crystal Lake, Illinois 60010

**Current Zoning:** R-1 Single Family Residence District

**Intended use:** Applicant seeks a Special Use for Unique Use in R-1 Single Family Residence District for a storage facility for materials and vehicles used for the applicant's nursery and landscaping business in Section 28 of Barrington Township.

**Recommendation:** That the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 4/30//2014

Zoning Board Recommendation date: 6/25/2014

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Tobolski (14)

**Absent:** Vice Chairman Murphy, Commissioners Collins and Moore (3)

**14-3942**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 13-27

**Township:** Lyons

**County District:** 16

**Property Address:** 6043 S. Peck Avenue, LaGrange, Illinois

**Property Description:** The Subject Property consists of 0.45059 acre located on the Northeast corner of Peck Avenue and 61st Street in Section 17 of Lyons Township

**Owner:** David Fazio, 610 N. Stone Avenue, LaGrange Park, Illinois

**Agent/Attorney:** None

**Current Zoning:** R-4 Single Family District

**Intended use:** The variation, previously approved, in an R-4 Single Family Residence District, sought to reduce the lot area from the minimum required 20,000 feet to an existing 19,628 square feet to construct a single family residence.

**Recommendation:** That the application for a one year extension of time, be granted.

**Conditions:** None

**Objectors:** None

**History:**

County Board Approval: 6/19/2013

Zoning Board Hearing: 5/15/2013

Zoning Board Recommendation date: 5/15/2013

County Board extension granted: N/A

**A motion was made by Commissioner Tobolski, seconded by Commissioner Gorman, that this Zoning Board of Appeals Recommendation be recommended for approval as amended. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Tobolski (14)

**Absent:** Vice Chairman Murphy, Commissioners Collins and Moore (3)

**14-3991**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 14-16

**Township:** Leyden

**County District:** #16

**Property Address:** 2945 N Alta St., Melrose Park, Illinois

**Property Description:** The Subject Property consists of 0.40 acres, located on the East side of Alta Street approximately 180 feet South of Wellington Avenue in Section 29 of Leyden Township.

**Owner:** Michael and Patricia Davis 2945 N Alta St., Melrose Park, Illinois.

**Agent/Attorney:** None

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance, to reduce the left side yard setback from minimum required 10 feet to 8 1/2 feet south to construct an above ground pool.

**Recommendation:** That the application be granted as amended.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 6/25/14

Zoning Board Recommendation date: 6/25/14

County Board extension granted: N/A

**A motion was made by Commissioner Reyes, seconded by Commissioner Tobolski that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Tobolski (14)

**Absent:** Vice Chairman Murphy, Commissioners Collins and Moore (3)


**SECTION 2**


**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION  
WITH REGARD TO THE MATTERS NAMED HEREIN:**

File 14-4110  
File 14-3876  
File 14-3879  
File 14-3937  
File 14-3942  
File 14-3991

Recommended for Approval as amended  
Recommended for Approval  
Recommended for Approval  
Recommended for Approval  
Recommended for Approval as amended  
Recommended for Approval

Respectfully submitted,

  
Chairman

  
Secretary

\*A video recording of this meeting is available at <https://cook-county.legistar.com/Calendar.aspx>